

Project Narrative

The City of Scottsdale is proposing to add to its complex of maintenance-oriented buildings on the southern portion of the South Corporation Yard. The current use of the site is as a shops location, some communication functions that will remain and as yard for general construction materials storage, recycle container storage and other general support functions as needed by the City. The two proposed structures will provide additional maintenance shop space and a significant vehicle maintenance facility.

The maintenance shop space, including some maintenance offices, a one-story building that is 16'-0" providing interior clear space of 12'-0" to support various operations including the plumbing shop, a millwork shop and other City facility maintenance functions to be determined. The vehicle maintenance building is a 26'-0' high facility. The height is necessary to provide maintenance clearance for fire trucks and garbage trucks to be serviced adequately. Four service bays for light trucks are being provided on the east side of the Vehicle Maintenance building. To the west of the large-vehicle service bays the project also contains lockers, shower facilities, a break room, a computer room for service staff and space for motorcycle maintenance.

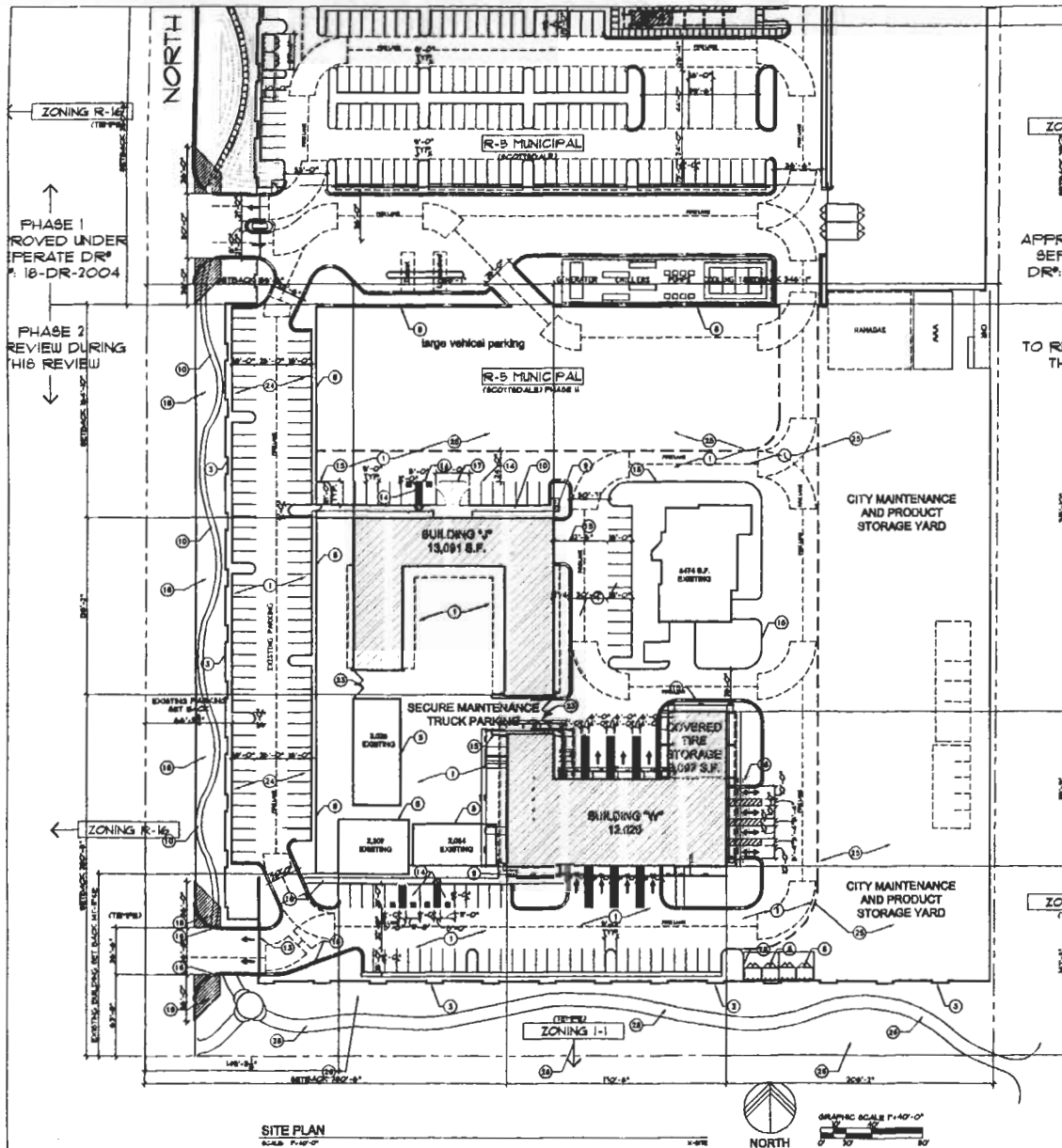
Attached to the vehicle maintenance facility is a walled and covered storage yard in which tires will be secured, protected and stored for eventual City use.

The facilities are on the same overall campus as the Police Support Facilities (Patrol Station, Forensic Lab and Evidence Storage buildings). Because of that adjacency the buildings will use the same color palette as the Police Support Facilities. The exterior walls of the facility are shown as masonry although during the next design phase we will be exploring the cost and feasibility of building the maintenance facilities with concrete tilt-up panels to match the building technology of the Police Support Facilities.

The landscape edge along Miller road on the west portion of the site continues the DR-approved landscape palette from the north portion of the site. That landscape development connects to another DR-approved landscape development along the south 50' of the site, a landscape buffer that separates the facility from the apartments to the south (inside the City limits of Tempe) as well as provides a connection to the Indian Bend Wash to the east. The complete landscape buffer development provides a path allowing walking and/or bike access from the northern edge of the Police Support Facility site along the western portion of the site to the connection that allows access to the Indian Bend Wash.

On the north portion of the site, just south of the Police Support Facilities, the project contains a fuel facility for the City fleet. Diesel and gasoline will be dispensed at this location. At this time the facility will not have a canopy although additional studies will address its feasibility. If a canopy is provided it will be a separate submittal to staff for additional review.

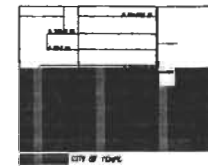
The existing buildings will remain as currently built with no changes proposed due to budget constraints.



ALL EXISTING PAVING AND CURBS ARE TO BE REMOVED AND REPLACED PER NEW SITE CONSTRUCTION LAYOUT. EXISTING ON THIS SITE SHALL BE NEW CONSTRUCTION EXCEPT THE EXISTING HOOD BANK STATION WILL HAVE ITS EXISTING REPAIRING ONLY.

SEE SPLO FOR ALL OPEN SPACE AREA DESIGNATIONS.

THIS SITE IS REQUIRED TO MEET CERTAIN LEVELS OF SECURITY THAT ARE HIGHER THAN STANDARD MUNICIPAL BUILDINGS OR PUBLIC PLACES.



SITE PLAN KEYNOTES:

- 1 NEW ASPHALT PARKING LOT STRIPPED PER CITY OF SCOTTSDALE CODES (TYPICAL)
- 2 NEW 8'-0" SITE WALL - SEE 15-SP13
- 3 NEW 8'-0" SITE WALL - SEE 15-SP13
- 4 NOT USED
- 5 EXISTING BUILDINGS TO REMAIN
- 6 NOT USED
- 7 NOT USED
- 8 NEW CONCRETE ENCLOSURE - SEE 15-SP10
- 9 NEW BRICK PAVING - SEE 15-SP10
- 10 NEW PEDESTRIAN SIDEWALK w/ LIGHT BROOK PAVING
- 11 NOT USED
- 12 NOT USED
- 13 NEW ROLLING GATE - SEE 15-SP13
- 14 NEW ACCESSIBLE PARKING STALLS - SEE 15-SP10
- 15 NEW CONCRETE CURB - SEE 15-SP10 6"x1
- 16 NEW CONCRETE CURB AND GUTTER - SEE 15-SP10
- 17 NEW ACCESSIBLE RAMP PER ADA - SEE 15-SP10
- 18 NOT USED
- 19 SITE VISIBILITY TRIANGULAR
- 20 NEW SITE LIGHT POLES - SEE 15-SP13
- 21 NEW DRIVEWAY CURB CUT - SEE 15-SP14
- 22 ADDRESS SIGNAGE - SEE 15-SP14
- 23 DRIVE GATES - SEE 15-SP14
- 24 EXISTING ASPHALT PARKING LOT TO BE REPAIRED AND RESTRIPPED TO LIKE NEW CONDITION
- 25 EXISTING CRACKED ASPHALT TO REMAIN
- 26 APPROVED LANDSCAPING UNDER SEPARATE DR PERMIT

PHASE 1
APPROVED UNDER
SEPARATE DR*
DR* 18-DR-2004

PHASE 2
TO REVIEW DURING
THIS REVIEW

PROJECT INFORMATION

PROJECT DESCRIPTION

THE DEVELOPMENT OF THE SOUTH YARD PART TWO BARCH INCLUDING THE CITY OF SCOTTSDALE MAINTENANCE FACILITY BUILDINGS 1" x 1"

PROJECT ADDRESS: 1601 EAST MCCELLIGAN ROAD
SCOTTSDALE, ARIZONA 86217-4613

PROJECT OWNER: CITY OF SCOTTSDALE

PROJECT ARCHITECT: LARSON ASSOCIATES ARCHITECTS, INC.
1601 NORTH 14TH STREET 200
PHOENIX, ARIZONA 85016
602-958-5828
602-958-4780 FAX
DESIGN@LARSON-ARCHITECTS.COM

BOOK MAP PARCEL: 01-01-005

CURRENT ZONING: R-16 MUNICIPAL USE

ORIG SITE AREA: 163,890 SQ. FT.

NET SITE AREA: 164,134 SQ. FT. (1.8 AC)

LOT COVERAGE: 55.0%

OCCUPANCY GROUP: MUNICIPAL USE
- NEW CONSTRUCTION MAINTENANCE FACILITY BUILDING 1" x 1"
- EXISTING BUILDINGS HOOD BANK DISTRIBUTION CENTER
STORAGE AND BIKES REPAIR

CONSTRUCTION TYPE: 180, FULLY SPRINGLED

BUILDING HEIGHT ALLOWED: 40'-0" - 75'-0" (PER SEC. 150)

BUILDING HEIGHT: 75'-0" INCLUDING MECHANICAL SCREENS

BUILDING AREA: 13,029 S.F.

BUILDING 1: 13,029 S.F.

BUILDING 2: 13,029 S.F.

BUILDING 3: 13,029 S.F.

EXISTING BUILDINGS TOTAL: 0.0% S.F.

GRAND TOTAL OF ALL BUILDINGS: 39,087 S.F.

PARKING REQUIRED: 18473 S.F. / 180 SPACES (SPILT OCCUPANCY
50% USED HIGHEST LOAD OF 300')

PARKING PROVIDED: 187 SPACES PROVIDED = 87

ACCURABLE SPACES REQUIRED: 187 SPACES x 4% = 8

ACCURABLE SPACES PROVIDED: 187 SPACES PROVIDED = 8 OK

CPM

Capital Project Management
101 North 14th Street, Suite 100
Phoenix, AZ 85016



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City of Scottsdale
Public Improvement
**South Yard
Maintenance
Facility**

1601 EAST MCCELLIGAN ROAD
SCOTTSDALE, ARIZONA 86217-4613

PROJECT NUMBER: 2001-110

DATE	REVISION

58-DR-2005
6/20/2005

SITE
PLAN

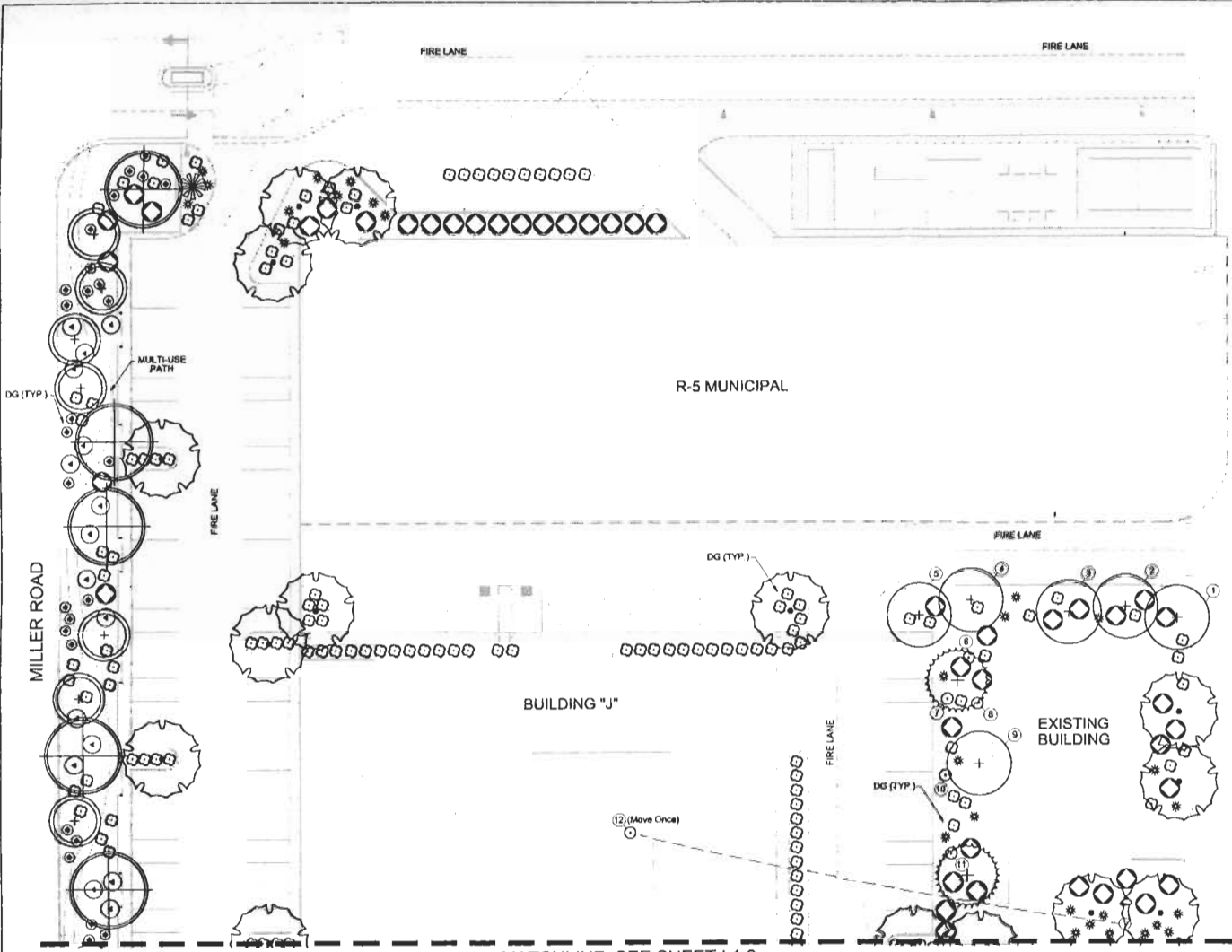
Scale: 1" = 40'-0"

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DR Approval #

Plan Check #



LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTE
TREES					
(Symbol)	CEROCILUM PLATENSE	PALO BREA	24" BOX	-	-
(Symbol)	CAESALPHIA CALACALCO	CASCALOTE	24" BOX	-	-
(Symbol)	DALBERGIA SISSOO	SISSOO TREE	24" BOX	-	-
(Symbol)	PROSOPIS HYBRID	PHOENIX™	18 GAL	-	-
ACCENTS					
(Symbol)	AGAVE PALMERI	PALMER'S AGAVE	5 GAL	-	-
(Symbol)	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	-	-
(Symbol)	YUCCA ELATA	SOAPTREE YUCCA	8" HEIGHT	-	-
SHRUBS					
(Symbol)	BACCHARIS HYBRID STARKY	THOMPSON™	5 GAL	-	-
(Symbol)	LARREA TRIDENTATA	CREOSOTE	5 GAL	-	-
(Symbol)	LEUCOPHYLLUM PALMSEGENS	TEXAS RANGER	5 GAL	-	-
(Symbol)	LEUCOPHYLLUM LAYOGATUM	CHIHUAHUA SAGE	5 GAL	-	-
(Symbol)	PENSTEMON BACCHARIFOLIUS	DEL RIO™	1 GAL	-	-
GROUNDCOVERS					
(Symbol)	BAILEYA MULTIRADATA	DESERT MARGOLD	1 GAL	-	-
(Symbol)	DIAEA CAPITATA	SIERRA GOLD™	1 GAL	-	-
WEED MATERIAL					
ITEM	SIZE	QTY	COLOR		
DECOMPOSED GRANITE	3/4" MINUS	-	DESERT TAN		

NATIVE PLANT INVENTORY

PLANT #	TYPE	HEIGHT	CANOPY	SAL	NS	RIP
1	MESQUITE	22'	25'			X
2	MESQUITE	25'	25'			X
3	PALO VERDE	15'	15'			X
4	MESQUITE	15'	15'			X
5	PALO VERDE	20'	20'			X
6	CACTUS	4'				X
7	AGAVE	2'	2'			X
8	CACTUS	2'				X
9	MESQUITE	20'	15'			X
10	AGAVE	2'	2'			X
11	BARREL	1'				X
12	SAGUARO	25'	25'	X		

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE #	APPROVED BY	DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATION WILL REQUIRE RE-APPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE

(Property Owner/Developer or Owner's Attorney)

VICINITY MAP

MATCHLINE KEY

SHEET L1	SHEET L3
SHEET L2	

LEGEND

0' 10' 20' 40' 80'

LANDSCAPE PLAN
L1.1

Capital Project Management

CITY OF SCOTTSDALE

Larson Associates Architects, Inc.

City of Scottsdale
Public Improvement

South Yard Maintenance Facility

3801 EAST MCNEILS ROAD
SCOTTSDALE, ARIZONA 85257-4613

PROJECT NUMBER: 2001-140

58-DR-2005
6/20/2005

LANDSCAPE PLAN
L1.1

DR Approval #

Plan Check #

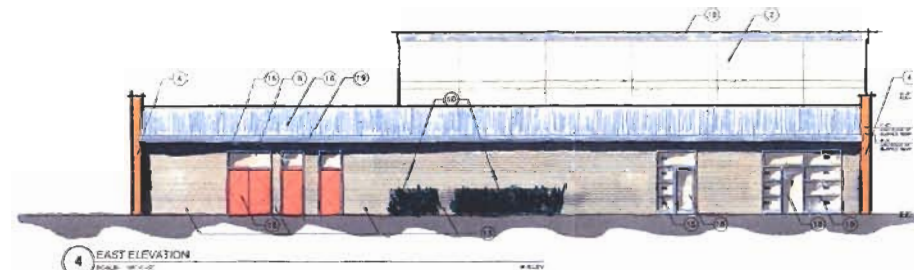
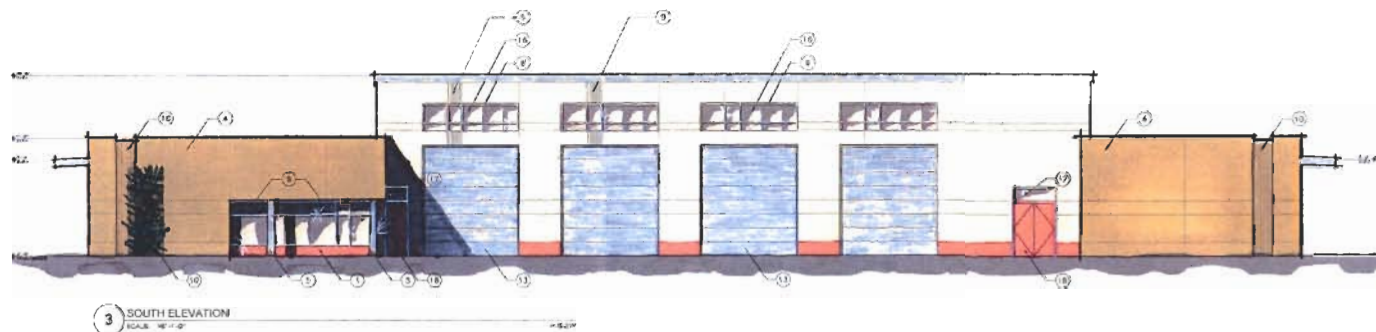
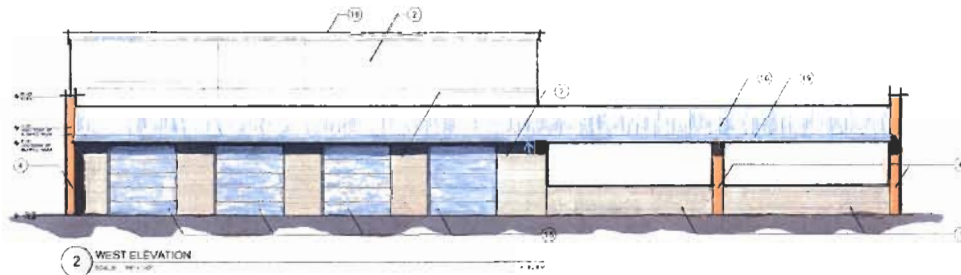
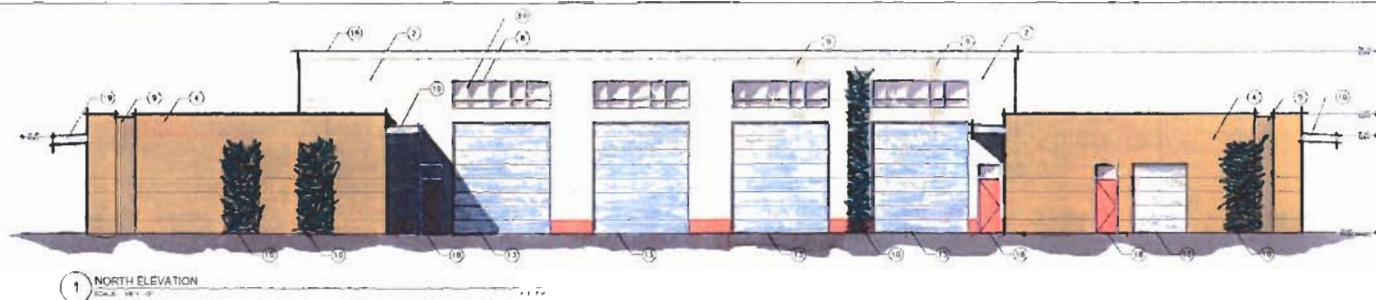
LOIS, P
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EXTERIOR ELEVATION KEYED NOTES

1. STANDARD CFS BLOCK WITH SMOOTH TROUSSEAU STUCCO - PAINTED DUNE EDWARDS 100 RAL 1016 RUMPER
2. STANDARD CFS BLOCK WITH SMOOTH TROUSSEAU STUCCO - PAINTED DUNE EDWARDS 100 RAL 1016 RUMPER
3. NOT USED
4. STANDARD CFS BLOCK WITH SMOOTH TROUSSEAU STUCCO - PAINTED DUNE EDWARDS 100 RAL 1016 RUMPER
5. POLYMER COATED STEEL - R100 RAL 1016 RUMPER
6. POLYMER COATED STEEL - R100 RAL 1016 RUMPER
7. POLYMER COATED STEEL - R100 RAL 1016 RUMPER
8. EXTERIOR GLASS - VISION 141 BRONZE
9. EXPOSED AGGREGATE CONCRETE WITH CONCRETE EXPOSE
10. STAINLESS STEEL TRILLIS FOR RAIN
11. RACKED GROUT
12. ALTERNATING BRICK & BROWN CFS BLOCK WALL - SEE BUILDING SECTIONS - BLOCK COLOR, TEXTURE & GROUT TO MATCH OFFICE BUILDING BLOCK, RACKED GROUT
13. RAW ALUMINUM FINISH ROLL UP GARAGE DOORS
14. CORROSION COATED VENT LOUVER WITH DUNE EDWARDS 100 RAL 1016 RUMPER
15. RAW ALUMINUM WINDOW FRAMES
16. STANDING BEAM ROOF
17. TRANSPARENT GLASS
18. ALUMINUM RAIL DOOR FRAME WITH YELLOW STEEL COLOR & HORIZONTAL BRUSHED ALUMINUM VERTICAL
19. ALUMINUM BREAKFAST TO MATCH OFFICE BUILDING
20. STANDING BEAM ALUMINUM STANDING BEAM ROOFING - 1/2" PER 1'-0" SLOPE MIN.

THERE IS TO BE NO ROOF PENETRATIONS THROUGH STANDING BEAM METAL ROOF

ALL SEALANTS AND CAULK ARE TO MATCH SURROUNDING SUBSTRATE



CPM

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CITY OF SCOTTSDALE

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PROPOSED
NO. 1000 EAST MAIN STREET
SCOTTSDALE, ARIZONA 85261

City of Scottsdale
Public Improvement
South Yard Maintenance Facility

1000 EAST MCNELLIS ROAD
SCOTTSDALE, ARIZONA 85261

PROJECT NUMBER: 2007-119

Sheet No. 1 of 1
Date: 6/20/2005
Title: EXTERIOR ELEVATIONS
Notes:

58-DR-2005
6/20/2005

Scale: 1/8" = 1'-0"
A20-W